

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, FEBRUARY 26, 2007

3:04 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Senhauser, Bloomfield, Chatterjee, Spraul-Schmidt and Wallace present. Absent: Kreider and Sullebarger. Mr. Raser joined the Board after Item 1 was completed.

MINUTES

The Historic Conservation Board unanimously approved the minutes of the January 22, 2007 as amended (motion by Chatterjee, second by Spraul-Schmidt) and February 5, 2007 meetings (motion by Spraul-Schmidt, second by Chatterjee).

CERTIFICATE OF APPROPRIATENESS, 1122-1128 RACE STREET, OVER-THE-RHINE HISTORIC DISTRICT

Staff member Adrienne Cowden presented a staff report on the request for a Certificate of Appropriateness to rehabilitate four row houses with a common parking lot. She explained that although the proposal generally meets the Over-the-Rhine Historic District conservation guidelines, staff believed that the windows on the Race Street façade do not. She said that the windows on the front façade had been replaced in the past and the windows on the side and rear elevations were in poor condition. She stated that the applicant would like to replace all of the windows with one-over-one, aluminum Sugarcreek windows. She reviewed staff's recommendations and indicated that the architect and applicant were present.

Jeffrey Raser, project architect with GlazerWorks, provided the Board with a larger, more detailed drawing and color photographs of the buildings. He also presented a sample of the proposed windows. Mr. Raser stated that he would like the Board to amend the staff recommendations requiring glazed windows due to the excessive cost. He explained that the proposed windows would be brown or bronze in color to match the glazing or the stone and would not be obvious to passersby.

Mr. Bloomfield stated that installing rectangular windows into arched or circular openings does not meet the guidelines. He asked if there was a difference in price. Rob Bennett, owner and project manager, answered that the 14 Sugarcreek windows would cost approximately \$300 each and custom wood windows would cost approximately \$1,700 each.

Mr. Bloomfield asked if the project was subsidized and Mr. Bennett answered no, they were market-rate condominiums. Mr. Bloomfield stated that if the units were for low-income housing he would be open to considering the Sugarcreek windows. However, since the project involved market-rate, for sale condominiums there should be enough money to pay for the wood windows and that the proposed aluminum windows would degrade the building.

Mr. Raser stated that the proposed renovation is a vast improvement over the current state of the building. He said that the neighborhood does not command top-dollar and the project could not bear the additional cost. He stated that market rate projects have a thinner profit margin than low-income projects and he believed that his solution was well balanced.

Mr. Senhauser stated that there are a variety of reasonably priced custom replacement windows on the market and that the choices are no longer limited to wood. He said the windows and lintels were the most significant features of the building. He added that he would consider allowing the proposed windows for the rear façade and urged the applicant to find an appropriate alternative for the main façade.

Mr. Raser said that custom windows would be expensive. Ms. Wallace responded that historic property was sometimes expensive to rehabilitate.

Julie Fay, representing the Over-the-Rhine Community Council, stated that the Council would like the Historic Board to adhere to the guidelines. She added that she respects Mr. Raser and the work that he has done in the community.

BOARD ACTION

The Board voted unanimously (motion by Spraul-Schmidt second by Chatterjee) to take the following actions:

Approve a Certificate of Appropriateness for the proposed renovation of 1122-1128 Race Street as shown in the submitted drawings finding that the work meets the Over-the-Rhine Historic District conservation guidelines with the following conditions:

1. The replacement sash installed in the arched openings on the main (west) façade shall be installed so that glazing is arched to match the curve of the masonry opening.
2. Final plans and specifications shall be submitted to the Urban Conservator for review and approval prior to construction.

MR. RASER JOINED THE BOARD

CERTIFICATE OF APPROPRIATENESS & HILLSIDE REVIEW, 432-434 LIBERTY HILL, PROSPECT HILL HISTORIC DISTRICT

Staff member Adrienne Cowden presented a staff report on the proposed construction of a new two-family residence. She stated that the Historic Conservation Board (Board) reviewed a preliminary design of this residence on July 17, 2006. She described the proposal and stated that it was staff's opinion that the redesign had resolved certain issues raised at the preliminary meeting, but created others (related to the entryways and horizontality) that needed additional work.

Ms. Cowden distributed correspondence from Jack Martin of the City's Department of Transportation & Engineering (DOTE) regarding that department's plan for the realignment of the intersection that raised questions about the applicant's ability to secure curb cuts necessary for garage entries at 432-434 Liberty Hill. Ms. Cowden circulated copies of the proposed street modification that would create a green space and pedestrian way for the width of the property.

Mr. Martin stated that DOTE has been working for the last few years to correct circulation problems on Liberty Hill and he described plans to create a safer situation. He said the DOTE prefers that the applicant provide vehicular access to his properties from Corporation Alley, which would be in keeping with the neighborhood's current and historic development patterns.

Michelle Hobbs, President of the Prospect Hill Neighborhood Association, requested that the Board table the applicant's request so that his proposal can be presented and discussed at their next Association meeting.

Ron Tisue, Prospect Hill resident, stated that he owns five properties in the neighborhood and enjoys the historic aspect of his community. He said that he objects to the design and felt that it should have the same rhythm and balance as nearby buildings. He stated that he felt the curb cut would be too close to the intersection and that the property had access from Corporation Alley. Mr. Tisue added that owners of other infill buildings had presented their plans to the Prospect Hill Neighborhood Association prior to applying for a COA.

Julie Fay stated that she felt the Board should be clearer on requirements for new construction in historic districts.

Richard L. Butz, owner and applicant, stated that two-family buildings were permitted on the property and that they often appear more horizontal. He showed samples of materials and colors that would be used and stated that the guidelines indicate that new construction does not need to replicate neighboring buildings.

Mr. Bloomfield stated that he felt the applicant's initial design presented at the preliminary design review was more successful than the revision.

Mr. Senhauser agreed that a modern design would be acceptable but that the question of the curb cut was an important point. He stated that if the proposal was tabled there would be time to investigate the curb cut matter and when resolved bring it back to the Board, without having to re-notify and hold a new staff conference.

In response to Mr. Raser's question, Mr. Butz stated that he did not want to build a garage off of Corporation Alley because construction of two buildings would be more expensive and the opportunity of a view from the upper floors of a building on the Liberty Hill side would be lost.

In response to Ms. Wallace's question, Ms. Cowden stated that the height of the building would be limited to thirty-five feet.

BOARD ACTION

The Board voted unanimously (motion by Bloomfield second by Wallace) to table consideration of the proposed two-family residence to permit the applicant time to investigate design options to break up the massing of the building and to address individual design elements as discussed at this meeting and to resolve the issue of curb cuts with DOTE.

ADJOURN

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date: _____